

APPROVED MINUTES MARCH 22, 2006  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Rev 4/21/06

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
JONATHAN HOUCK	X		
ALAN PALLAORO		X	
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, TL LIVERMORE, DAN AMPIETRO, RALPH “BUTCH” CLARK, AND DICK BRATTON.

**CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONSIDERATION OF MARCH 8, 2006 MEETING MINUTES**

Commissioner Harriman moved to approve the meeting minutes of March 8, 2006 as amended. Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Lothamer, Ellen, Houck, and Harvey

Roll Call No: None

Abstain: Beda – was not present at the March 8<sup>th</sup> meeting.

Motion Carried

**THREE MILE PLAN – ANNUAL REVIEW**

Chair Lothamer stated the review of the Three Mile Plan is governed by State Statute and that the plan must be updated at least once annually.

The Commission discussed county referral applications that were reviewed in 2005. There were 12 applications that the Commission commented on in the three-mile area.

There was discussion on annexation possibilities of the VanTuyl Ranch property that the City owns, and the possibility of the Gunnison Valley Partnership property. Director Westbay stated there were not any formal annexation applications submitted during 2005.

Commissioner Harriman moved that the Commission has reviewed the Three Mile Plan and that the Commission is in the process of updating the Master Plan and agrees with the following staff observations and recommendations:

**OBSERVATIONS**

1. The Master Plan and the Land Development Code are currently under revision by staff and the professional planning team, Four Corners Design.
2. The Three Mile Plan was last reviewed in April of 2005, and no changes were recommended at that time.
3. The Three-Mile Plan will need to be evaluated after additional data is received based on the Master Plan and Land Development Code update.

**RECOMMENDATIONS**

1. Evaluate the Three-Mile Plan and Intergovernmental Agreement after establishing land use scenarios in the three-mile planning area.
2. Encourage the County Planning Commission and County Planning staff to attend the meeting scheduled for March 29, 2006 at 6pm, which will review possible land use scenarios and the urban growth boundary.
3. Draft a formal annexation resolution based on direction from City Council.

Councilmember Harriman seconded the motion.

Roll Call Yes: Seitz, Beda, Lothamer, Houck, Ellen, and Harvey

Roll Call No: None

Motion Carried

**MASTER PLAN UPDATE - RECREATIONAL RESOURCES AND OPEN SPACE**

The Commission and staff reviewed and amended the sixteen policy statements for recreational resources and open space.

Planner Antonucci gave an overview of the success of the Smart Growth Workshop and stated the next topic for updating the Master Plan is land use scenarios. Antonucci stated consultant Tom Maynard would be present to give a presentation.

**COMMISSIONER COMMENTS**

Commissioner Seitz thanked staff for putting on the Smart Growth Workshop.

**ADJOURNED**

Chair Lothamer closed the meeting at approximately 8:55p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary